



**Notice is hereby given that a
Meeting of the Planning and Town Development
Executive Committee of the Town Council will be held in the
Council Chamber at Bollington Town Hall**

At 7.00pm on Tuesday November 16th 2021

Julie Mason.

Julie Mason Town Clerk
Dated 10th November 2021

Members with Voting Rights:

John Stewart (Chair)	Roland Edwards
Helen Ellwood	Ken Edwards
Sara Knowles	Angela Williams

To receive any Declarations of Interest

Public Forum Time

To take any comments from the public present

Agenda

- 1. To receive and approve apologies for absence.**
- 2. To approve the Minutes of the Planning and Development Committee Meeting
October 19th 2021 Attached**
- 3. Updates from the minutes**
- 4. To Receive the Resolutions made at the Council Meeting on November 2nd on
Applications with a deadline prior to this meeting.**
 - **[21/3392M](#) EXCHANGE HOUSE, 5, ALBERT ROAD, SK10 5HS
Demolition of the existing building and the erection of two pairs of two four-
bedroom semi-detached houses with associated access and landscaping.
*The Council RESOLVED to object to this application on JULY 20th***

Resolved the Town Council would request the Ward Cllr A Stott would 'call in' this application to the Northern Planning Committee. It was noted Cllr J Snowball would complete a report on the TC behalf expressing the reasons
Resolved Objection

▪ [21/5310D](#)

The Crown, 96, CHURCH STREET, BOLLINGTON, SK10 5QD
Discharge of conditions 3, 4, 6, 8, 10, 11, 12, 13, 14, 17, 18, 19, 20 of app 20/3162M - Proposed erection of three dwellings together with associated access and car parking
Resolved Objection to the amendment of Condition 10.

▪ [21/5366M](#)

68, CHURCH STREET, BOLLINGTON, SK10 5QD
Single storey rear extension
Comments Deadline 10th November
Resolved No Objection

▪ [21/5383M](#)

5, ENDON AVENUE, BOLLINGTON, SK10 5NL
Demolition of existing rear single storey lean-to extension and construction of proposed rear single storey flat roof extension with roof lantern.
Comments Deadline 11th November
Resolved No Objection

5. To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

a) Planning Applications Granted with Conditions:

▪ [21/0219M](#)

Bollington Initiative Trust, WATER STREET, BOLLINGTON
Proposed ground floor extension to provide disabled access facilities
The Town Council RESOLVED not to object to this application.

▪ [21/0507M](#)

10, BARNFIELD ROAD, BOLLINGTON, SK10 5DZ
Proposed first floor extension and single storey rear extension.
The Town Council RESOLVED not to object to this application

▪ [21/1313M](#)

6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT
Garage conversion, front porch, single-storey rear extension and render to parts of the external walls
The conversion of the garage into a study/bedroom would create a five-bedroomed house and there was insufficient off-road parking.
RESOLVED to recommend an additional off-road parking spaces be created to provide two in total.

- [21/1314M](#)
6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT
 Class C3 dwelling house including extension certified as lawful. Domestic integrated garage too narrow for car storage and currently used for domestic storage. Proposal is to convert this room into habitable space. Comments Deadline 7 April 2021
The Council RESOLVED not to object to this application.

- [21/1584M](#)
3, LOWERHOUSE ROAD, BOLLINGTON, SK10 5WG
 Installation of summer house in rear garden. Dimensions: maximum not exceeding 4.5mW x 3.6mD, overall height 2.3m to eaves, pent roof 10°. To be situated no closer than 1.2m to boundary lines. Building does not occupy more than 50% of the overall garden area. To be used as a personal gym, no bathroom facilities. Consultation Deadline 21st April
The Council RESOLVED not to object to this application

- [21/1980M](#)
1, BISHOP ROAD, BOLLINGTON, SK10 5NX
 Front facing first floor and two storey extension
The Council RESOLVED not to object to this application.

- [21/2150M](#)
39, CEDARWAY, BOLLINGTON, SK10 5NR
 First floor rear extension and render to front and rear
The Council RESOLVED not to object to this application.

- [21/2723M](#)
11, GLEAVE AVENUE, BOLLINGTON, CHESHIRE, SK10 5LX
 Rear infill extension, front side porch extension and loft conversion with dormers. *The Council RESOLVED not to object to this application.*

b) Planning decisions WITHDRAWN:

c) Planning decisions REFUSED: None

d) Appeals Notified:

- [20/2136M](#)
Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG Attached
 Demolition of existing dwelling and construction of a new dwelling.
On June 16th 2020 the Town Council RESOLVED not to object to this application

6. To receive an update on the Section 106 monies requests

7. To finalise the draft response to the Community Governance Review – deadline 28th November 2021

8. To receive a report from the Chair on the progress with the installation of a bollard outside Aqueduct Cottage
9. To receive the reply to the letter sent to the Cheshire East - Chief Executive on an empty property at Alderley View and a recent site visit with Environmental Health Attached
10. To receive an update on the budget requests to full council and explore the other options of weed killing in the town.
- Ashbrook Road junction - £5,000 submission to grass it over and maintenance costs.
 - Weeds and upkeep of the town - £1,000 for an extra weed kill on the pavements
 - Highway consultations.
 - Neighbourhood Plan revisit
 - PROW - £1,000
11. To discuss the recent complaint in relation to a dead ash tree on unregistered land at Ingersley Vale following planning permission on the Bowling Green 20/4796 Attached
12. To receive the minutes of the Transport & Travel Working Group held on October 8th 2021 Attached
13. To Receive the Section 211 Notifications for Works to Trees
- [21/5262T](#)
HAWTHORN ROAD, BOLLINGTON
Fell A1 Ash, A2 Ash, A3 Ash, A4 Ash and S5 Sycamore
 - [21/5346T](#)
WINDY RIDGE, 21, CHANCERY LANE, BOLLINGTON, CHESHIRE, SK10 5BJ
Works to Ash & Sycamore Trees
 - [21/5496T](#)
8, NAB CLOSE, BOLLINGTON, SK10 5RB
Ash rear boundary, all works specified looking at the tree from the rear of the property: Large limb to the left hand side of the tree reduce by 2 - 2.5 metres. Limb extending over the Sycamore at the rear, reduce by 2 - 2.5 metres. Low limb to the right hand side growing over the boundary, reduce by 2 - 2.5 metres. Shorten other secondary lateral limbs to balance where required. Remove deadwood 5 cm + throughout the canopy.
14. To receive and note the Householder Prior Approval Application

One condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior Approval'; or to determine if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain factors (e.g. transport and highways) and how these may be mitigated. The Local Authority will serve notice on

adjoining owners or occupiers. If any of the adjoining neighbours raises an objection within the 21 day notice period, the prior approval of the local authority will be required to determine if the proposal's impact on the amenity of all adjoining properties is acceptable.

- [21/5513M](#)
6, SPINNERS WAY, BOLLINGTON, SK10 5HE
Prior approval of larger home extension extending 3.65m beyond the rear wall, maximum height of 3.50m and eaves height of 2.50m

15. To make observations on Planning Applications currently on deposit:

- [21/5318M](#)
114, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL
Two storey side extension; porch
Consultation Deadline 17th November
- [21/5406M](#)
70, PALMERSTON STREET, BOLLINGTON, SK10 5PW
Conversion of existing newsagents to two separate units
Consultation Deadline 15th November
- [21/5455M](#)
10, HOLLIN ROAD, BOLLINGTON, SK10 5NQ
Demolition of conservatory, part outbuilding and garden shed. Erection of two storey and single storey rear extension
Consultation Deadline 1st December
- [21/5596M](#)
58, GRIMSHAW LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LY
1. Extend the single storey west lean-to extension by 2.4m from the existing gable 2. Add a glazed selection to the front door to allow natural light into the entrance hall 3. Widen opening between Kitchen and Dining Room 4. New window to rear elevation to serve a new ground floor WC 5. Remove front garden wall 6. Landscaping alterations to the east side garden 7. Add a shed/garden office to east side garden
Consultation Deadline 24th November
- [21/5615M](#)
The Summer House, OAK LANE, KERRIDGE, SK10 5AP
Conversion and extension to building to form a dwelling
Consultation Deadline 8th December

To note the date of the next Planning and Town Development Committee Meeting Tuesday 21st December 2021 at 7.00pm at Bollington Town Hall.